

171.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

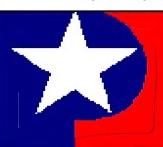
Total Card / Total Parcel

USE VALUE:

1,160,000 / 1,160,000

ASSESSED:

1,160,000 / 1,160,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOW JONATHAN PATRICK
Owner 2:	RUPPEL CAROLYN DENISE
Owner 3:	

Street 1: 25 CLAREMONT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MCCORMACK MICHAEL C -

Owner 2: KNOPPERS ELIZABETH E -

Street 1: 25 CLAREMONT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,125 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2069 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10125		Sq. Ft.	Site		0	70.	0.71	8									506,629						506,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10125.000		645,900		7,500		506,600		1,160,000							
Total Card							0.232		645,900		7,500		506,600		1,160,000		Entered Lot Size					
Total Parcel							0.232		645,900		7,500		506,600		1,160,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date														
2020	101	FV	457,500	7500	10,125.	506,600	971,600	971,600	Year End Roll	12/18/2019														
2019	101	FV	340,500	7500	10,125.	506,600	854,600	854,600	Year End Roll	1/3/2019														
2018	101	FV	338,800	7500	10,125.	448,700	795,000	795,000	Year End Roll	12/20/2017														
2017	101	FV	338,800	7500	10,125.	376,300	722,600	722,600	Year End Roll	1/3/2017														
2016	101	FV	338,800	7500	10,125.	376,300	722,600	722,600	Year End	1/4/2016														
2015	101	FV	321,100	7500	10,125.	325,700	654,300	654,300	Year End Roll	12/11/2014														
2014	101	FV	321,100	7500	10,125.	314,800	643,400	643,400	Year End Roll	12/16/2013														
2013	101	FV	321,100	7500	10,125.	299,600	628,200	628,200		12/13/2012														

BUILDING PERMITS										ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name										
8/3/2010	941	Redo Kit	137,464					& MBATH/INFILL ADD	3/4/2020	SQ Returned	MM	Mary M										
12/15/2006	1092	Re-Roof	9,000						1/23/2020	SQ Mailed	MM	Mary M										
4/18/2003	246	Manual	22,823					NEW MAIN SUPPORT C	6/7/2018	Meas/Inspect	BS	Barbara S										
11/23/1992	617	Manual	2,000					REBUILD PORCH 15X2	3/29/2011	Info Fm Prmt	BR	B Rossignol										
11/18/1992	616		400					SKYLIGHT	11/8/2008	Meas/Inspect	189	PATRIOT										
									6/23/2005	Permit Visit	BR	B Rossignol										
									11/17/2002	MLS	MM	Mary M										
									12/21/1999	Meas/Inspect	243	PATRIOT										
									1/1/1982		GP											

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	30 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GOLD	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1910
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	S - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	0
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	14X24	G	VG	1930	28.05	T	20	101			7,500		7,500

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

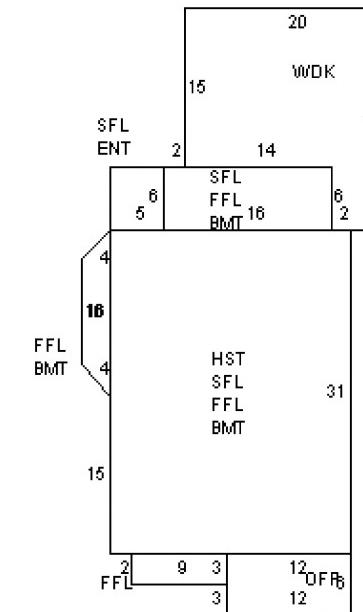
Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	4.6	%	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.15761423
Const Adj.:	1.41735816
Adj \$ / SQ:	213.298
Other Features:	110726
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	677037
Depreciation:	31144
Depreciated Total:	645893
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	645900
Val/Su Net:	192.63
Val/Su SzAd:	312.26

COMMENTS

SINK IN BSMT.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRS: 4 Baths: 1 HB: 1	

REMODELING

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
1	7	4

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	873	213.300	186,209						
BMT	Basement	846	63.990	54,135						
SFL	Second Floor	839	213.300	178,957						
HST	Half Story	357	213.300	76,041						
WDK	Deck	336	12.720	4,275						
OPF	Open Porch	72	55.870	4,022						
ENT	ENTRY	30	37.420	1,123						
Net Sketched Area:				3,353	Total:	504,762				
Size Ad	2068.5	Gross Are	3709	FinArea	2069					

PARCEL ID

171.0-0003-0006.0

IMAGE

AssessPro Patriot Properties, Inc